

DAFB Compatible Use Study Technical Committee Meeting #2

March 10, 2022



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CENTURY
ENGINEERING
A Kleinfelder Company

ADCI
AIRPORT DESIGN CONSULTANTS INC

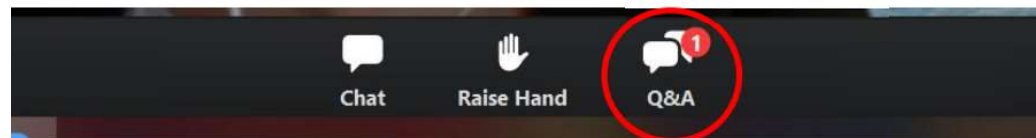
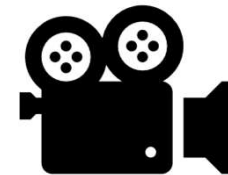
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Meeting Structure

- Technical Committee Meeting
- Open to the Public
- Information Presented and Discussed by the Technical Committee
- All Members of the General Public, Whether on the Phone or Using Computer Speakers, Will Be Joining This Session in Listen-Only Mode
- Public Can Submit Questions Anytime During the Meeting
- All Public Questions will be Addressed at the End of the Meeting
- Today's Meeting Will be Recorded



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Project Team

DeIDOT

Humaira Nabeela
Stephanie Johnson

DNREC

Elena Stewart

Department of Defense (DoD)

Scott Spencer

Dover Air Force Base (DAFB)

Matthew Jordan

University of Delaware

Jennifer Reitz
Troy Mix
Sean O'Neill

Century Engineering, LLC

Sonia Marichic-Goudy
Drew Boyce
Ted Foglietta

Airport Design Consultants (ADCI)

Eileen Sien



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Technical Committee Members

Technical Committee Members

Name	Title	Agency
Dawn Melson-Williams	City Planner	City of Dover
Sarah Keifer	Director, Division of Planning Services	Kent County Levy Court
Jim Galvin	Principal Planner	Dover/Kent County MPO
Josh Thomas	Planner Kent County	OSPC
Elena Stewart	Land Preservation Specialist	DNREC
Kimber Chandler	Deputy Secretary	Department of Safety and Homeland Security
Jimmy Kroon	Administrator, Aglands and Planning	Department of Agriculture
Emily Whaley	Architectural Historian	State Historic Preservation Office



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Technical Committee Members

Technical Committee Members

Name	Title	Agency
Matthew Jordan	Community Planner	Dover Air Force Base
Ed Strouse	Councilperson	Town of Little Creek
James Frazier	Mayor	Town of Magnolia
Jason Stewart	Town Manager	Town of Camden
Steve Bilbrough	Mayor	Town of Wyoming
Ada Puzzo	Mayor	Town of Bowers
Ben Clendaniel	Assistant Airports Director	Delaware River and Bay Authority
Linda Parkowski	Director	Kent Economic Partnership
Sam Sherman	Aeronautics Coordinator	DeIDOT



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Agenda

- Call to Order
- Approval of Minutes from 1/13/2022
- Old Business
 - Final Public Engagement Strategy
- New Business
 - Data Collection, Inventory, and Mapping: Identification of Missing, More Accurate, and/or Local Data
- Next Steps
 - DAFB Installation Tour
- Comments and Discussion
- Adjourn



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Requested Revisions

- **Legislative Briefings Should Include Local Decision Makers (Modified Language)**
 - *There will be two specific legislative briefings to inform the local legislators **and elected officials** about the study. These briefings will take place just prior to the public workshops so the legislators will have an understanding of the study should any of their constituents contact them. **Since land use decisions are primarily left up to local decision makers, the Policy Committee will assist in identifying the best legislators to brief. We anticipate local, elected officials, as well as, state legislators attending the briefings.***
- **Stakeholder and Community Interviews (Modified Language)**
 - *Stakeholder and community interviews will be conducted either face-to-face or by telephone interviews with key local residents, **local** elected officials, community group representatives and other stakeholders to determine concerns and issues.*



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Requested Revisions

- Meeting Formats to Describe Live and Virtual Options (New Section)
 - *Due to the Covid 19 pandemic, the need for a variety of methods to reach out to the community and stakeholders was never more evident. Based on this need, this public involvement strategy will provide options for meeting formats in three ways: live/in-person meetings, virtual meetings through an on-line platform such as ZOOM, and hybrid meetings where there is a live component in combination with a virtual method. Depending on the restrictions in place at the time of the scheduled outreach, in conjunction with a general consensus from the policy and technical committees, each event scheduled for this study maybe held in any of the formats stated previously (live/in-person, virtual only, hybrid).*
 - Charrette (Modified Language)
 - *This strategy will be used to assess the future of the borrow pit site. We anticipate this being a one day gathering of small groups of people, usually between 10 and 30, led by a small number of specialists with technical expertise. As with all public involvement, the Charrette will be one of the three main methods described in this document: live/in-person, virtual, hybrid consisting of both live and virtual opportunities for attendance. During this Charrette, participants will discuss the future land use of the borrow pit area and perform a visioning exercise to determine possible future uses for the borrow pit that would be compatible with maintaining the mission and operations of the base. Technical experts will help explain any potential conflicts with certain land uses and then lead the participants through an exploratory exercise to envision the future of that area.*



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Public Involvement Strategy

Requested Revisions

- *Ambassadors (Modified Language)*
 - *We will be asking all Technical and Policy Committee members to serve as ambassadors to the study and help to disseminate information and help inform the public about the study and the upcoming public engagements. The ambassadors will also assist in developing the list of stakeholders identified for community engagement and involvement.*
- *Websites (Modified Language)*
 - *The project will have a website hosted by DelDOT that will be the repository for all the committee meeting agendas, minutes, and draft materials, as well as public outreach efforts and materials.*



Approval of Public Involvement Strategy

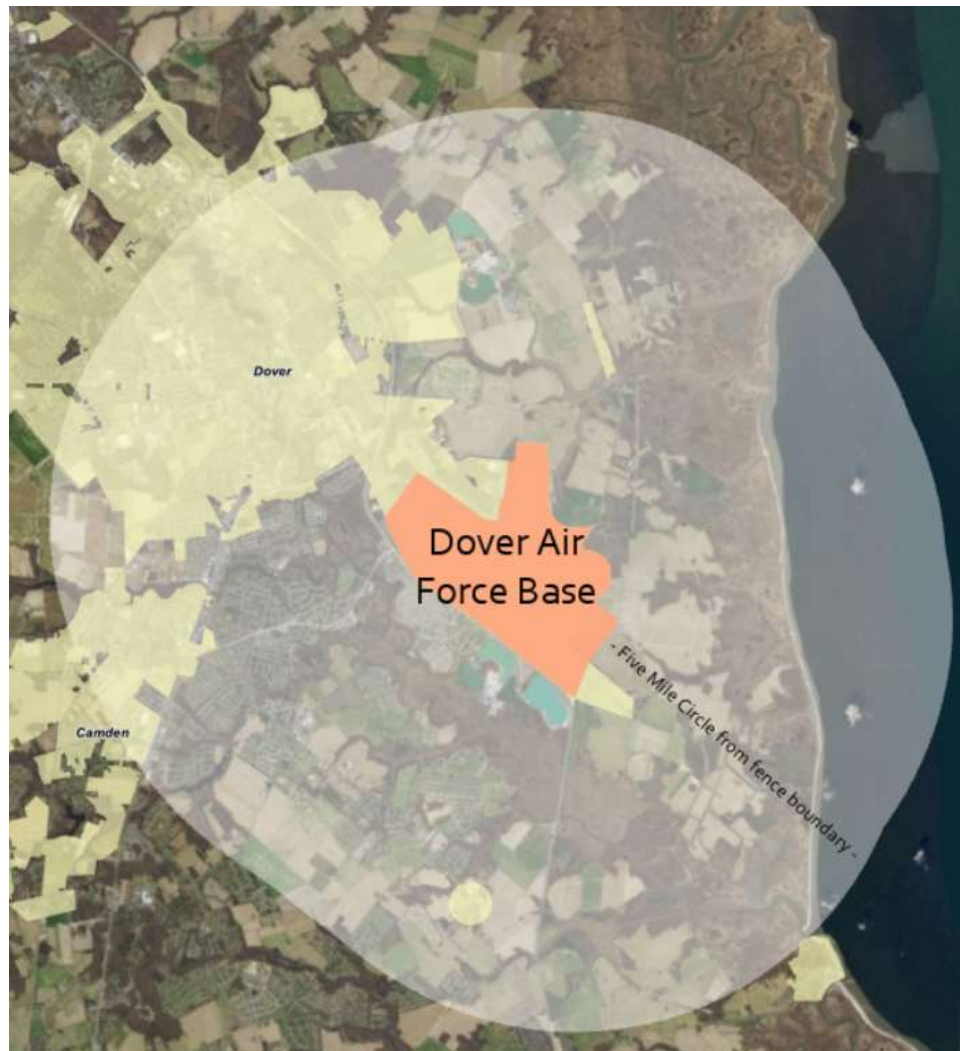


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Study Area



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Data Gathering

Task - Data Collection, Inventory and Mapping

This task includes the collection of all relevant data from the installation and participating jurisdictions and other entities or sources in order to conduct the analysis phase of the planning process.

Create GIS layers depicting land use plan and/or zoning designations

1. Create GIS layers with non-conforming uses
 2. Create GIS layers of proposed development
 3. Create GIS layers of proposed capital improvement plan/projects
 4. Create GIS layers of sensitive biological and/or cultural resource areas
 5. Create GIS layers of agriculture suitability factors
 6. Create GIS layers of special resources areas, i.e., aquifer recharge zones, local, state, and national register historic districts, structures, and eligible structures, wetlands, wellhead protection zones, etc.
 7. Create GIS layers of noise contours for military operations
 8. Create GIS layers of military flight operations, i.e., Clear Zone, APZs
 9. Create GIS layers depicting military operation line of site corridors
 10. Create GIS layers of commercial airport flight paths in study area
 11. Create GIS layers of shipping lanes
 12. Create GIS layers of commercial port access and shipping
 13. Create GIS layers depicting both land and sea-based mobility corridors and the regional transportation system
 14. Compile population forecasts from participating jurisdictions
 15. Compile and create GIS layers depicting projected growth trends related to population forecasts
 16. Compile and review local, State and Federal regulatory framework for community development
 17. Compile and review military documents to map footprint for military operations, and any other pertinent documents.
 18. Identify policies and regulations that govern offshore development, such as energy production, natural gas storage, oil drilling, or commercial fishing ventures.
 19. Identify policies and regulations that govern siting of onshore alternative energy projects, transmission lines, natural gas storage and pipelines, and oil drilling
- Present collected data and mapping to the Technical Working Group(s), Policy Committee, and public
 - Publish findings on project websites or webpages



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Data Gathering

Land Use and Zoning (GIS)

What We Have

- Delaware Landuse Landcover 2017
- Delaware State Parcels 2.0
- Delaware Urbanized Areas 2010
- Delaware Census 2020
- Delaware Census Race
- Delaware Census Housing Units
- Delaware Census Hard to Count by Percent

What We Need

- Local Zoning
- Future Zoning
- DelDOT Development Rights
- Protected Lands



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Data Gathering

Proposed Development (GIS)

What We Have

- PLUS Applications – Delaware Planning Development 2.0
- Downtown Development Projects
- Downtown Development Bound

What We Need

- DeIDOT Capital Projects
- DeIDOT Planning Studies
- MPO Studies
- Active Development Projects
- State Agency Initiatives



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Data Gathering

Environmental and Cultural Resources (GIS)

What We Have

- Delaware Ecological Network 2.0
- Delaware Water 2.0
- Delaware Forestry 2.0
- Delaware Soils 2.0
- Delaware Groundwater Recharge Areas
- Delaware Groundwater Recharge Potential 2.0
- Delaware Wetlands 2.0
- Delaware Watersheds 2.0
- Delaware Tax Ditches 2.0
- Delaware Historic Places

What We Need

- Lakes and Ponds



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Data Gathering

Military and Installation Data (GIS)

What we have

- Noise Contours
- APZ
- Airfield Imaginary Surface
- Military Flight Paths
- Airfield Frangible Zone
- Installation Area
- Administrative Boundary
- Explosive QD Arcs

What we need

- Other Relevant Data



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Data Gathering

Transportation Corridors (GIS)

What we have

- Shipping Lanes
- Delaware Centerline 2.0
- Delaware Bus Routes 2.0
- Delaware Railroad Lines 2.0

What we need

- Commercial Flight Paths
- Commercial Port Access
- Pipelines
- Bicycle Network Model



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Data Gathering

Population Forecasts and Trends (GIS)

What We Have

- Delaware Population Consortium Data
- Traffic Analysis Zones (TAZ) within Delaware
- Population Projections for Municipalities (Non-GIS)

What We Need

- Any Other Data Sources



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Data Gathering

Regulatory Requirements and Codes

What We Have

- Existing Published Data

What We Need

- Local Regulations and Ordinances
- Policies and Programs
 - DeIDOT
 - DNREC
 - Dept AG
 - DHCA
- Policies and Regulations that Govern Offshore Development, i.e. Energy Production, Natural Gas Storage, Oil Drilling, or Commercial Fishing Ventures.
- Policies and Regulations that Govern Siting of Onshore Alternative Energy Projects, Transmission Lines, Natural Gas Storage and Pipelines, and Oil Drilling



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Data Gathering

Additional Data Gathering

Open Discussion

Future Attendance



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Review Webpage and Mapping

Webpage

- Hosted in DelDOT Environment
- Lists Committees
- List Meeting and Minutes
- Upcoming Meetings
- Reports and Data
- <https://deldot.gov/projects/Studies/dafb/index.shtml>

Mapping

- Mapping Demo
- <https://centuryeng.maps.arcgis.com/apps/webappviewer/index.html?id=a5d192dacc524d09a3c5e72c31206af5>



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Next Steps

Major Milestones

- | | |
|---------------------------|----------------|
| • Data Gathering | Ongoing |
| • First Public Workshop | April/May 2022 |
| • Base Installation Tour | April 25, 2022 |
| • Stakeholder Interviews | May/June 2022 |
| • Conflict Identification | July/Aug 2022 |
| • Charrette | Sept 2022 |
| • Strategies | Sept/Nov 2022 |
| • Second Public Workshop | Jan/Feb 2023 |
| • Final Report | March 2023 |



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Subtask 3.2 Installation Tour

Century will participate in and support, as required, an installation tour, including outlying facilities as appropriate. The purpose of the installation-led tour is for the Policy Committee and Technical Working Group members to gain a more comprehensive understanding of the military missions, issues, and constraints imposed through incompatible development.

- Policy and Technical Committees
 - Bus Tour
 - DAFB Tour Guide/Community Planner
 - Utilize Information Gathering/Data For This Tour
 - Identify Key Personnel and Possible Conflicts/Issues
-
- Everyone Will be Required to Provide the Following Prior to the Tour:
 - DOB
 - DL # and State
 - Email to Jen by 4/7/22



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Next Steps

Technical Committee Meetings

- January 13, 2022 (Kick Off Meeting)
- Meeting 2 – March 10, 2022
- Future Meetings
 - April 2022 – Review Public Workshop Materials
 - [April/May 2022 – Public Workshop](#)
 - July 2022 – Issues and Compatibility Analysis
 - August 2022 – Review Public Workshop Materials
 - [September 2022 – Charette](#)
 - November 2022 – Review Resolution Strategies
 - January 2023 – Review Public Workshop Materials
 - [January 2023 – Public Workshop](#)

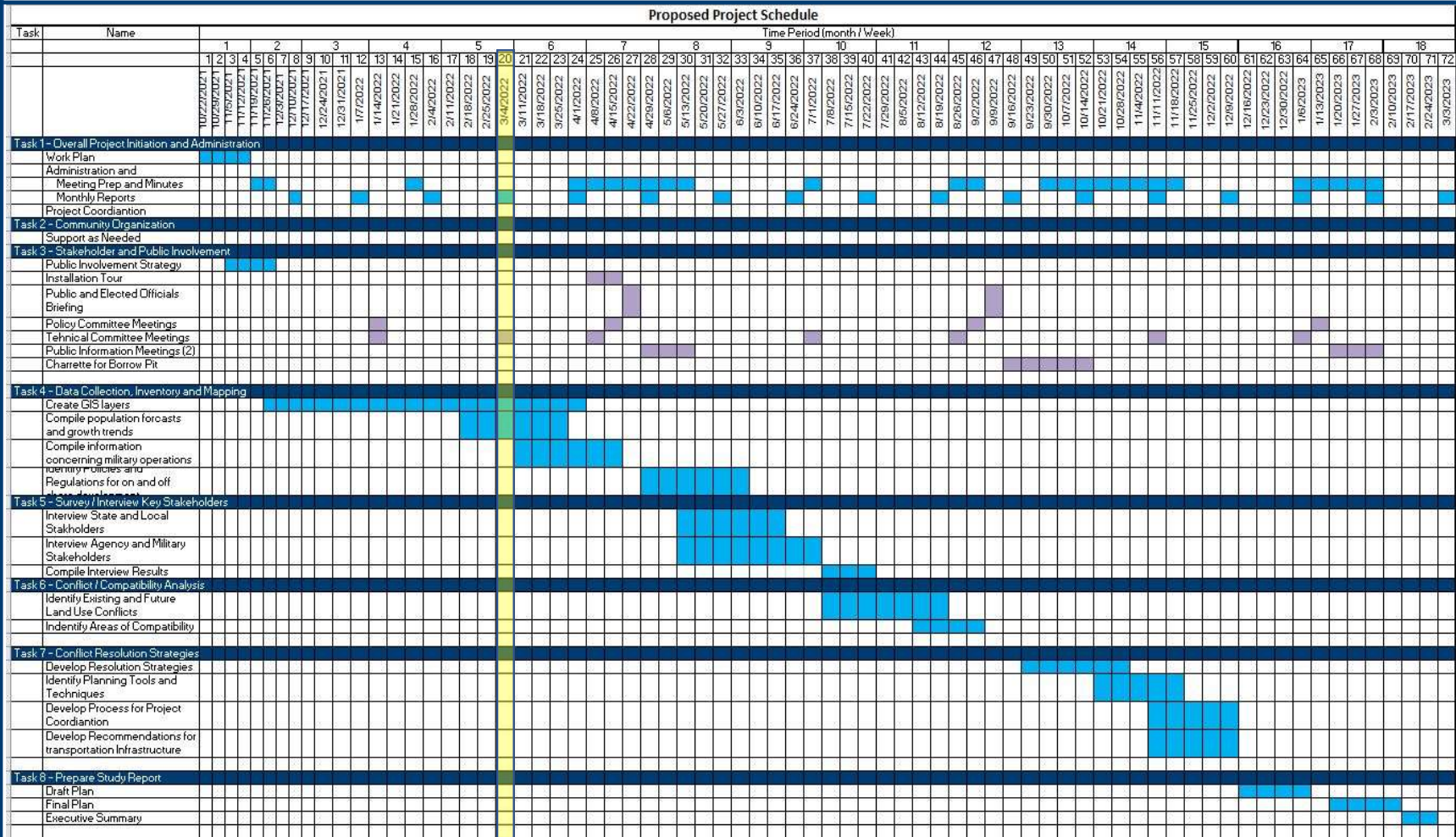


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Next Steps



Open
Discussion



THANK YOU!



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